

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, SEPTEMBER 22, 2010 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Tess Nguyen, Andrew Gonzales, Judy Demers (recording secretary)

**MINUTES:** February 17, 2010  
March 31, 2010  
April 14, 2010  
April 21, 2010

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2010-013 (CALVARY CHAPEL OF THE HARBOUR)**

**APPLICANT:** Michael Adams, Michael C. Adams Associates  
**PROPERTY OWNER:** Doug Shea, INCO Company, 6621 E. Pacific Coast Highway, Suite # 280, Long Beach, CA 90803  
**REQUEST:** To establish a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. commercial suite in the Peter's Landing commercial center.  
**LOCATION:** 16450 Pacific Coast Highway, 92649 (Peter's Landing – east side of Pacific Coast Highway, south of Anderson Street)  
**PROJECT PLANNER:** Tess Nguyen

Tess Nguyen, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

**THE PUBLIC HEARING WAS OPENED.**

Mike Adams, applicant, submitted a formal request to address the minor project modifications as suggested by staff. Mr. Adams stated he had no further comments or concerns with the application.

Debra Maze, 16495 Tropez Lane, stated that she had concerns with the location of the church, stating its incompatibility with the existing land uses within the surrounding area. In addition she mentioned that she had not received the public hearing notification for the meeting.

Mr. Ramos asked staff to verify that the public notices were mailed. He further explained the public hearing process and the necessary findings required to approve the request.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

**COASTAL DEVELOPMENT PERMIT NO. 2010-013 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because minor alterations to existing or approved structures are exempt from further environmental review.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-013:**

1. Coastal Development Permit No. 2010-013 to establish a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. commercial suite in the Peter's Landing commercial center conforms with the General Plan, including the Local Coastal Program designation of Commercial Visitor. The proposed project is consistent with Coastal Element Policy C 1.2.1 to accommodate existing uses and new development oriented towards coastal activities and the needs of local residents and city visitors. The proposed occupancy of Calvary Chapel of the Harbour promotes for the renovation and re-use of an existing building which is consistent with General Plan goals, policies, and objectives, encouraging a mixture of governmental service, institutional, and educational uses including those that support the needs of Huntington Beach residents and development of new religious facilities that are compatible with adjacent land uses.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project complies with all applicable development standards, including on-site parking requirements. There is no physical expansion proposed as part of the request and the use will comply with all building occupancy/exiting requirements.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will involve tenant improvements on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-013:**

1. The site plan and floor plans received and dated August 11, 2009, shall be the conceptually approved design.

2. The use shall comply with the following:
  - a. Hours of operation shall be limited to between 8:00 AM and 10:00 PM, seven days a week.
  - b. Allowable uses include classes, fellowship, hospitality, ministry programs, weddings, funerals, worship services or similar uses.
  - c. No church related activities shall be permitted outdoors without prior City review and authorization of applicable permits.
  - d. Use of parking areas for uses other than parking shall be prohibited without prior City review and authorization of applicable permits.
  - e. There shall be no exterior amplified sound, music, or public address announcements associated with the church.
3. Coastal Development Permit No. 2010-013 shall become null and void unless exercised within two (2) years of the date of final approval by the Zoning Administrator, or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
4. A review of the use shall be conducted by the Staff within six (6) months of the issuance of Certificate of Occupancy to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance.
5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating/>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

THE MEETING WAS ADJOURNED AT 1:39PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, OCTOBER 6, 2010, AT 1:30 PM.

*R. Ramos*

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Ricky Ramos  
Zoning Administrator

RR:jd